



April 9, 2014

Item No. 4

**AUTHORIZATION TO EXECUTE AN AGREEMENT TO ENTER INTO A
HOUSING ASSISTANCE PAYMENTS CONTRACT FOR WEST HUMBOLDT PLACE**

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners (Board) approve the attached Resolution authorizing the Chief Executive Officer or his designee to 1.) execute an Agreement to enter into a Housing Assistance Payments Contract (AHAP) for West Humboldt Place; 2.) execute a Housing Assistance Payments Contract (HAP) for West Humboldt Place and 3.) execute all other documents as may be necessary or appropriate to implement the foregoing.

CORPORATE GOAL

The proposed contract supports Plan Forward Goal #1: coordinating public and private investments to develop healthy, vibrant communities.

This contract will result in more affordable housing opportunities for disabled families by providing Property Rental Assistance (PRA) for 4 apartments as detailed below.

FUNDING: Housing Choice Voucher Program (HCV)

PROPERTY SUMMARY

Development Name	Community / Ward / Alderman	Developer / Owner	Target Population	PRA Units	Total Units
West Humboldt Place	Humboldt Park; 27 th Ward; Walter Burnett	Children's Place Community Living, LLC	Disabled Families	4	13

CONTRACT SUMMARY

Development Name	Funding	Contract Term	Contract Type	Initial Estimated Contract	Total Estimated Contract	Application Received
West Humboldt Place	HCV Program	5 Years	AHAP/ HAP Contract	\$42,300 per year	\$220,190 (5 years)	September 2013

Proposed Development: West Humboldt Place

- The property will include new construction of a 3-story elevator building located at 3533-3545 W. Chicago located in the Near North Side community area with 13 units, of which 4 units will be PRA.
- Building amenities include a multi-purpose, computer and conference rooms, on-site property management and supportive services.

Developer Background: Children's Place Association

- The Children's Place Association develops programs for children and families challenged by HIV/AIDS and other health conditions
- Operates two program facilities and manages nine subsidized apartments
- The Children's Place helps more than 400 Chicago-area children and caregivers annually

Financing

- IHDA Permanent Supportive Housing Funds: \$3.2 M
- City TIF: \$1.0M
- IHDA First Mortgage: \$313,000
- Donations: \$300,000
- Deferred Developer Fee: \$181,000
- DCEO: \$45,000
- Illinois Donation Tax Credits: \$75,000

Waiting List / Occupancy Process

It is the intent of the owner/manager of West Humboldt Place to lease all of the PRA-assisted units to eligible disabled families from the CHA's waiting lists. CHA will refer disabled families from the Public Housing and PRA waiting lists as well as disabled families whose right of return under the Relocation Rights Contract has not been satisfied. The CHA waiting lists will be exhausted prior to utilization of a site-based waiting list.

Conclusion

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority board policies and all applicable federal procurement laws.

The Chief Housing Officer concurs with the recommendation to execute an AHAP and HAP contract for West Humboldt Place.

The CEO/President recommends the approval to execute an AHAP and HAP contract for West Humboldt Place.

RESOLUTION NO. 2014-CHA-37

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated April 9, 2014 requesting authorization to execute an Agreement to Enter into a Housing Assistance Payments Contract for West Humboldt Place;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to 1) execute an Agreement to enter into a Housing Assistance Payments (AHAP) Contract for West Humboldt Place; 2) execute a Housing Assistance Payments (HAP) Contract for West Humboldt Place; and 2) execute all other documents as may be necessary or appropriate to implement the foregoing.



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